

2 Ainsdale Road,  
Royston S71 4HJ

OFFERS AROUND  
£410,000



SITUATED ON THIS ENVIOUS CORNER PLOT BORDERING WAKEFIELD, IS THIS GENEROUSLY SIZED FAMILY HOME, IN A SOUGHT-AFTER LOCATION JUST A STONE'S THROW AWAY FROM THE TRANS PENNINE TRAIL THE PROPERTY BENEFITS FROM FLEXIBLE LIVING ACCOMMODATION INCLUDING A CINEMA ROOM WITH DOLBY ATMOS SURROUND SOUND SYSTEM, FIVE/ SIX BEDROOMS, OPEN PLAN DINING KITCHEN AND DOWNSTAIRS SHOWER ROOM

FREEHOLD/ ENERGY RATING C/ COUNCIL TAX BAND C

PAISLEY  
PROPERTIES

## HALL 11'3" apx x 6'1"



You enter the property through a wood grain uPVC door into the welcoming hallway, with plenty of room to remove coats and shoes. Natural light is drawn from the double glazed panels in the door and to the side of the door with wood flooring underfoot. There is a wall mounted radiator, pendant lighting and internal doors give access to the lounge, cinema room and dining kitchen.

## CINEMA ROOM 14'5" plus recess x 11'7" apx



Fantastic extra room with multi function use, currently used as a cinema room and incorporating a Dolby Atmos surround sound system. Natural light is brought in but the double glazed window to the front with bespoke shutters, carpet flooring runs underfoot, there is a wall mounted radiator, inset ceiling spotlights, a dado rail and coving to the ceiling. Natural light is enhanced by the glazed French doors to the side which also give access outside. There is a store cupboard and an internal door leads to the hallway



**LOUNGE 13'3" max into bay x 11'11" apx.**



Lovely living room with character features including the window seat, panelled walls to dado height and arched windows with bespoke shutters, which add to the natural light and give views of the garden. Wood flooring runs underfoot, there is a wall mounted radiator, coving to the ceiling with the focal point of the room being the fireplace with marble base, backing and wood surround. An internal door leads to the hallway.



## KITCHEN 10'8" apx x 10'8"



Situated at the rear of the property and having an excellent range of wall and base units with a neutral finish with complementary wood edged worktops, Belfast style ceramic sink and drainer with mixer tap and tiled splashbacks. Integrated appliances come in the form of an inset, eye level electric oven, four ring gas hob, extractor hood over and dishwasher, There is space for an upright fridge freezer, a double glazed window overlooks the rear patio and brings in natural light and there is space for a dryer. Tiled flooring runs underfoot, there is a wall mounted radiator, panelled walls and inset ceiling spotlights. Double doors lead to the rear hall and there is a large opening to the dining area.



**DINING AREA 14'6" max x 11'8" apx.**



Cosy dining area, open plan from the kitchen and elevated in style by the wood burning stove set on a granite base. There are arched windows with bespoke shutters matching those in the lounge, carpet flooring, an upright designer radiator and wall lights. Natural light is added to by the glazed patio doors which lead to the conservatory and a door leads to the hallway.



**CONSERVATORY 15'8" apx x 9'6" apx**



Useful extra space and bathed in natural light by the wood frame double glazed windows. Double doors to both sides give access to the patio and garden, there is laminate flooring and power sockets. A patio door leads to the dining area.

**REAR HALL 10'10" x 3'4"**



Situated off the kitchen and linking the utility room and shower room to the rest of the property. There is vinyl flooring, coving to the ceiling, a ceiling light and a stable style uPVC door leading the rear patio. An internal door leads to the shower room and an open doorway to the utility room.

**UTILITY ROOM 10'8" x 7'10" average measurements, irregular shap**



Useful utility space having a range of base units, complimentary worktop, plumbing for a washing machine, stainless steel sink and tiled splashbacks. Vinyl flooring runs underfoot, there is natural light drawn in by the double glazed windows to the side and rear, there is a church style radiator and wall lighting. An external door leads to the front of the property and a door opening into the rear hallway.

## GROUND FLOOR SHOWER ROOM 5'6" apx x 4'7"



Welcome addition having a modern three piece corner suite consisting of a vanity wash basin with mixer tap, shower enclosure with thermostatic shower and twin flush low level WC. There is a chrome towel radiator, vinyl flooring runs underfoot, a double glazed window with obscure glass and ceiling lighting. An internal door leads to the rear hall.

## LANDING



Stairs ascend from the hallway to this split first floor landing having carpet flooring, inset ceiling spotlights, dado railing and coving to the ceiling. A loft hatch gives access to the attic and internal doors lead to all the bedrooms and house bathroom.

### **BEDROOM ONE 16'8" apx x 11'8" apx**



Fantastic main bedroom and the first of five well proportioned bedrooms on the first floor. This one is at the front of the property, bathed in natural light from the double glazed window to the front which gives views of the wood plus the arched double glazed window to the side with obscure glass. There is plenty of space for free standing bedroom furniture, carpet flooring, inset ceiling spotlights and a wall mounted designer upright radiator. An internal door leads to the landing.

### **BEDROOM TWO 15'3" max into bay x 10'4" apx.**



Good size second double bedrooms, this one located at the rear with the double glazed window giving views of the garden and patio. There is laminate flooring, a wall mounted radiator, coving to the ceiling and ceiling spotlights. An internal door leads to the landing.

**BEDROOM THREE 13'2" into bay x 10'9" apx**



Third double bedroom, this time at the front with the double glazed bay window giving views of the garden and wood. There is plenty of space for free standing bedroom furniture, laminate flooring, inset ceiling spotlights and a wall mounted radiator. An internal door leads to the landing.

**BEDROOM FOUR 11'8" apx x 10'1" max**



Another well proportioned double bedroom, located at the rear of the property with the double glazed window giving views of the patio. There is plenty of space for free standing bedroom furniture, carpet flooring and a wall mounted radiator. An internal door leads to the landing.

**BEDROOM FIVE 10'3" max into bay x 9'1"**



Well proportioned single bedroom with the double glazed window giving views of the garden and wood. There is plenty of space for free standing bedroom furniture, carpet flooring, pendant lighting, coving to the ceiling and a wall mounted radiator. An internal door leads to the landing.

## BATHROOM 8'7" apx x 7'10"



Stylish bathroom with a period feel to it having a four piece suite in white consisting of a freestanding bath with mixer tap and shower attachment, double shower enclosure with thermostatic shower having overhead rain shower and separate hose, pedestal wash basin and mid level WC. There is underfloor heating, tiling on the walls to splash areas and up to dado height on two walls, laminate flooring runs underfoot and there is a church style towel radiator. There is a double glazed window with obscure glass, inset ceiling spotlights and a storage cupboard. An internal door leads to the landing.

## EXTERNALLY



To the front of the home is a tarmac driveway and parking area which has space for multiple cars. There is also a garage (4.57m x 2.7m) which has an electric roller door with remote access, window, power and lighting. The property has gardens to three sides, to the side of the property it is mainly lawned with small borders with fruit trees and various plants and shrubs and a raised seating area. The garden continues around the property, past the conservatory to a hard standing and gravelled area where there is a further patio seating area which provides ample space for outdoor dining and entertaining. Drystone walling borders the rear garden and contains various plants and shrubs.





**~ Material Information ~**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Barnsley C

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
Garage and driveway

RIGHTS AND RESTRICTIONS:  
None

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There has been a two storey extension built to the side

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

UTILITIES:  
Water supply - Mains  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to 1000 mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

**~ Agent Notes ~**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

**~ Paisley Mortgages ~**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

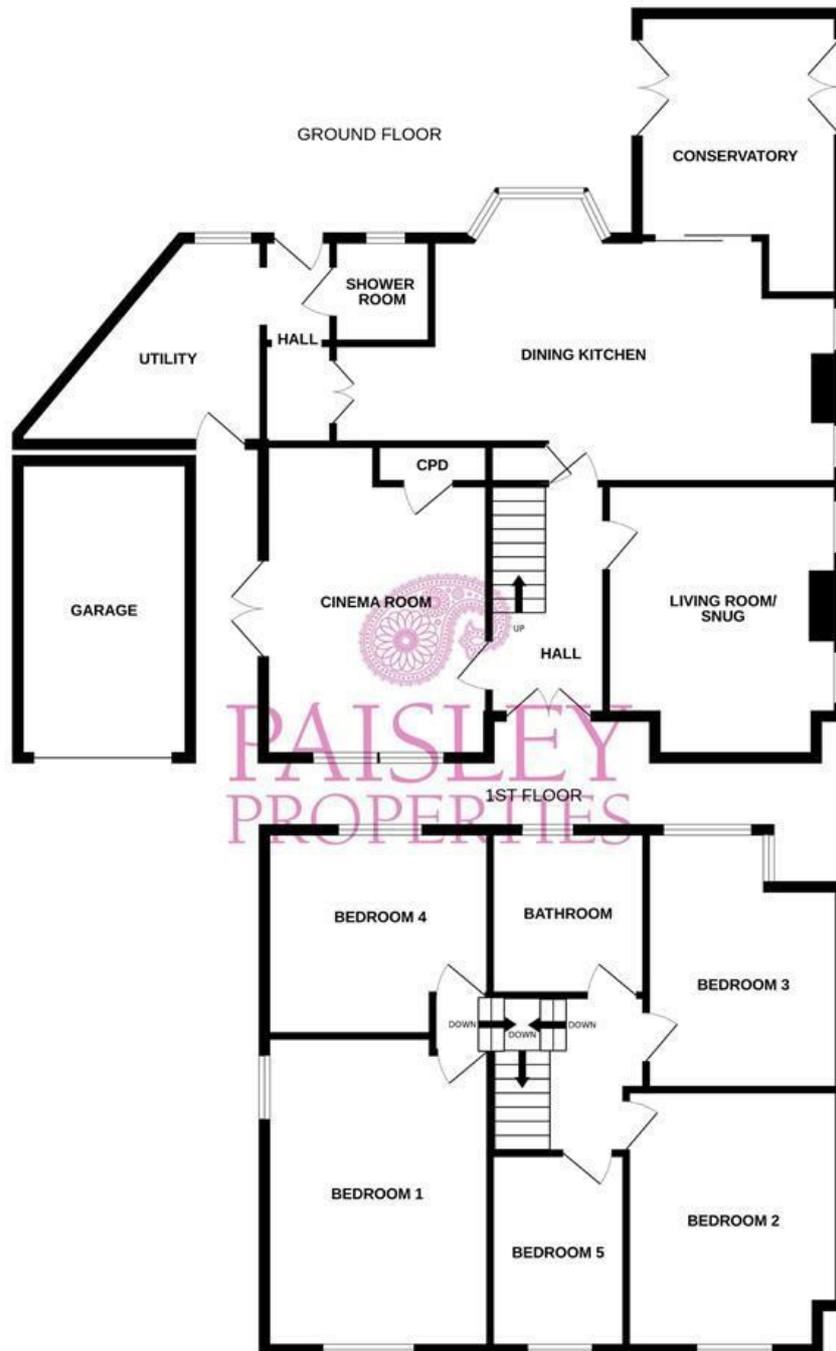
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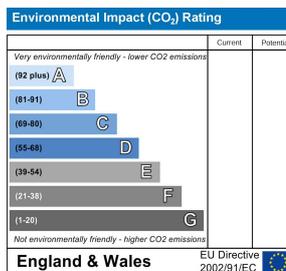
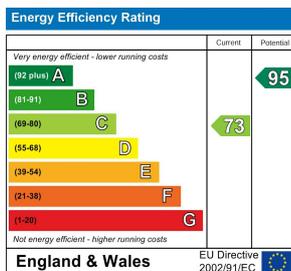
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**~ Paisley Surveyors ~**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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